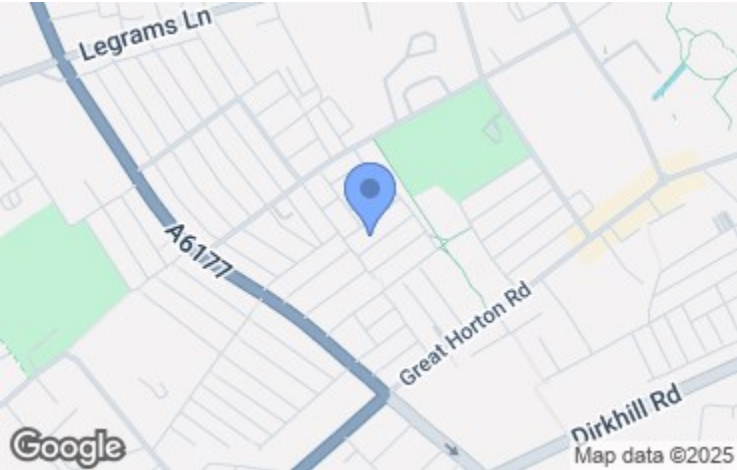




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through WW Estates
01274 693737
wibsey@wwestateagents.com

Directions

See mapping.

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Roslyn Place, Bradford, West Yorkshire BD7 3AF
£165,000



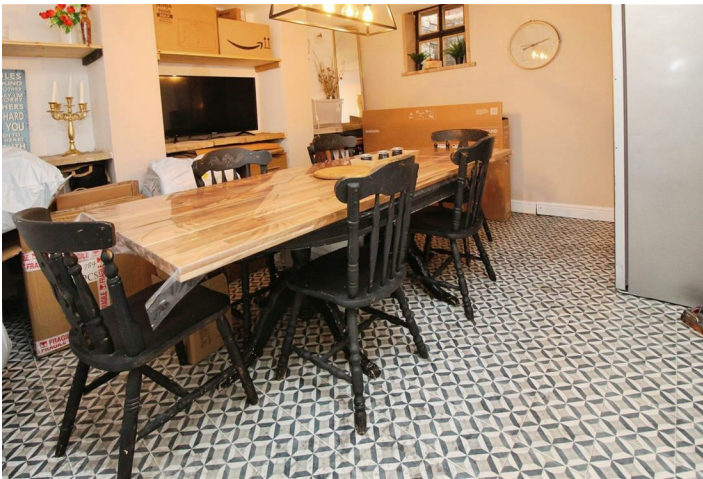
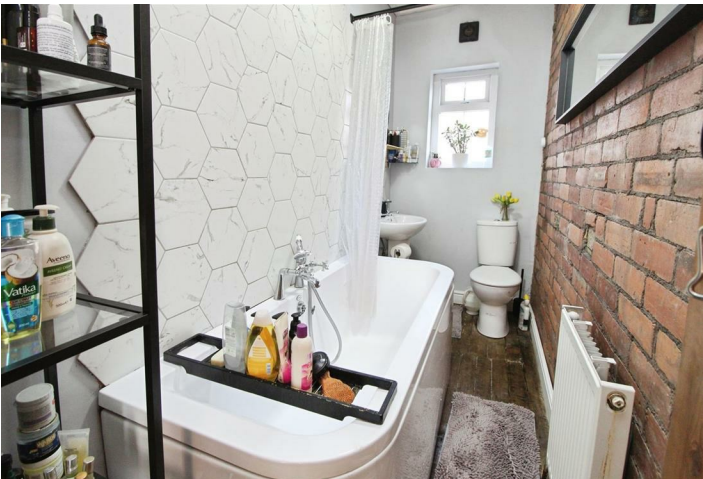
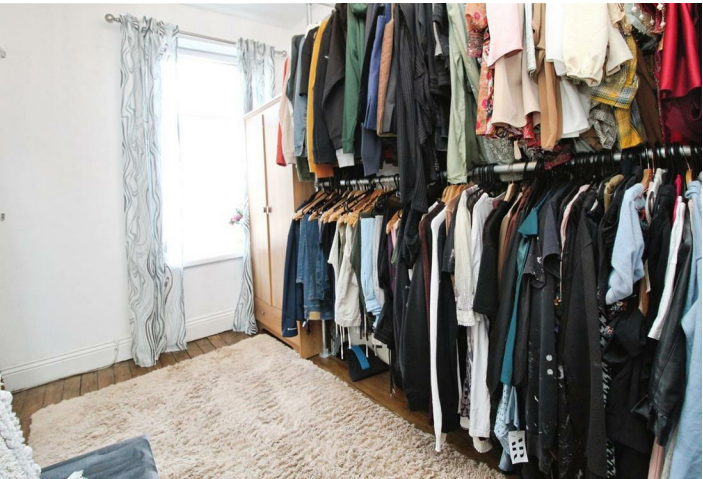
No Onward Chain *** Four Double Bedrooms
*** Three Reception Rooms *** Modern Kitchen/Diner And Bathroom. Located in the desirable area of Roslyn Place, Bradford, this beautifully presented end terrace house offers a delightful blend of space and modern living. With no onward chain, this property is an excellent opportunity for those seeking a new home.

The lower ground floor boasts a well-appointed kitchen/diner. This space features contemporary wall and base units, a double oven, and a gas hob with an extractor hood above, making it perfect for culinary enthusiasts. There is also ample room for a washing machine and fridge/freezer, ensuring practicality in your daily routines. Adjacent to the kitchen, a large reception room currently serves as a dining area, ideal for entertaining family and friends.

The ground floor further comprises two generous reception rooms, providing versatile spaces that can be tailored to your needs,

whether as a cosy lounge or a study. Ascending to the first floor, you will find two comfortable bedrooms along with a family bathroom, which is equipped with a bath and shower over, a low-level WC, and a hand wash basin.

The second floor hosts two additional double bedrooms, offering plenty of space for family or guests. Outside, the property features a low-maintenance enclosed rear garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. On-road parking is also available, adding to the convenience of this lovely home.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Beautifully presented four double bedroom, three reception room end terraced house being sold with no onward chain.

Rating authority
Borough Council Tax Band A

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold